

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- KERB APPEAL
- WOOD FLOOR IN LOUNGE
- EXTENDED KITCHEN
- EXTENDED BATHROOM
- WELL MAINTAINED GARDEN

Fordfield Road, Birmingham, B33 9TJ

£220,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

What a wonderfully aesthetically pleasing home which is ideal for a first time buyers looking to get on the property ladder. This home not only offers great kerb appeal with the creta print driveway suitable for multiple vehicles, wood flooring throughout lounge, inner hallway leading to bathroom and ining room which opens into kitchen. First floors offers three bedroom. Ideal Location on the edge of Shard End with local shops and amenities with 1 mile. Call Green and Company to arrange your viewing.

Generous creta print driveway suitable for multiple vehicles, leading into porch with tiled floor leading to:-
HALL With wood flooring, radiator.

LOUNGE 12' 10" x 14' 6" (3.91m x 4.42m) With wood flooring, radiator, window to front, blinds, feature tiled fire surround, door leading to:-

INNER HALL With tiled floor and radiator, door to bathroom and dining.

DINING ROOM 10' 10" x 6' 4" (3.3m x 1.93m) With tiled flooring, window to side, door to side access, under stairs pantry cupboard, opening to:-

KITCHEN 8' 6" x 10' 1" (2.59m x 3.07m) With integrated dishwasher, granite worktops, window to rear, blinds, black composite sink, wood unit doors, integrated tumble dryer, space for range cooker, tiled splash backs, spotlight and tiled floor.

BATHROOM A spacious room with tiled floor, window to rear, blinds, Victorian style radiator, P shaped bath, screen, mixer shower, tiled walls, wc, wash basin.

FIRST FLOOR Window to side.

BEDROOM ONE 13' 1" x 10' 2" (3.99m x 3.1m) With window to front, blinds, radiator, over stairs storage cupboard.

BEDROOM TWO 8' 3" x 11' 0" (2.51m x 3.35m) With window to rear, radiator.

BEDROOM THREE 7' 6" x 7' 11" (2.29m x 2.41m) With window to rear, radiator.

GARDEN A landscaped and well maintained with creta print patio and pathway, lawn area, shed base and shed and access to front through side access.

Council Tax Band A - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE and O2, limited for Three and Vodafone and data likely available for EE and limited for Three, O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers.

This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100